

70-0-3 62-7

3A 62-5

3B 62-6

3C 62-8

TRANSFER
TAX
PAID

4A 62-10

4B 62-11

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WARRANTY DEED
Corporation

KNOW ALL MEN BY THESE PRESENTS

029679

That, **SERVICENTER, INC.**, a corporation organized and existing under the laws of the State of Maine, and located at Waterville, in the County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **JETPORT MOTEL, INC.**, a corporation duly established by law and having a place of business in Waterville, in the County of Kennebec and State of Maine, and, whose mailing address is P.O. Box 296, Waterville, Maine 04901, the receipt whereof it does hereby acknowledged, does hereby give, grant, bargain, sell and convey, unto the said **JETPORT MOTEL, INC.**, its successor/successors and assigns forever,

PARCEL NO. 1. A certain lot or parcel of land situated in Waterville, in the County of Kennebec and State of Maine, situated at the point of intersection of the northeasterly right-of-way line of Main Street, and the westerly corner of premises presently owned by Jetport Motel, Inc.; thence North twenty-four degrees fifty-five minutes twenty seconds West (N 24° 55' 20" W) a distance of three hundred five feet (305') along the northeasterly right-of-way line of Main Street to the southerly corner of premises presently owned by Erin, Inc.; thence North sixty-five degrees four minutes forty seconds East (N 65° 4' 40" E) a distance of seventy feet (70') to a point; thence South sixty-nine degrees fifty-five minutes twenty seconds East (S 69° 55' 20" E) a distance of thirty-five and thirty-six hundredths feet (35.36') to a rebar with I D Cap; thence North sixty-five degrees four minutes forty seconds East (N 65° 4' 40" E) a distance of two hundred eighty-two feet (282') to a rebar with I D Cap situated on the southwesterly boundary line of property now or formerly of Waterville Area Industrial Development Corporation; thence South twenty-four degrees fifty-five minutes twenty seconds East (S 24° 55' 20" E) a distance of one hundred ten and ninety-seven hundredths feet (110.97') to a point in the northerly corner of property presently owned by Jetport Motel, Inc.; thence South sixty-five degrees four minutes forty seconds West (S 65° 4' 40" W) a distance of two hundred seventy-seven feet (277') to the westerly corner of premises presently owned by Jetport Motel, Inc.; thence South twenty-four degrees fifty-five minutes eleven seconds East (S 24° 55' 11" E) a distance of eighty and four tenths feet (80.4') to a point; thence South six degrees three minutes forty seconds West (S 6° 3' 40" W) a distance of fifty-eight and twenty-seven hundredths feet (58.27') to a point; thence South sixty-five degrees four minutes forty seconds West (S 65° 4' 40" W) a distance of seventy feet (70') to the point of beginning. ¹

70-0-3 Part 1

70-0-3A

70-0-3B

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This parcel is subject to a twenty foot (20') wide right-of-way providing access and egress from the premises owned by Jetport Motel, Inc. as delineated on a plan entitled "Pine Tree Mall, Main Street/Armory Road, Waterville, Maine, for Jetport Motel, Inc., Waterville, Maine" drafted by Sitelines, Inc. dated October 20, 1989.

Meaning and intending hereby to convey the premises acquired by the within Grantor by deed of Robert A. Rosenthal dated December 1, 1989, and recorded in the Kennebec County Registry of Deeds in Book 3669, Page 76.

PARCEL NO. 2. A certain lot or parcel of land with buildings situated thereon located in Waterville, in the County of Kennebec and State of Maine, more particularly bounded and described as follows:

Commencing at the point of intersection of the Armory Road also known as the Webb Road with the easterly line of a certain lot or parcel of land conveyed by Lewis J. Rosenthal to the Waterville Area Industrial Development Corporation for the construction of a street by deed dated February 28, 1958, and recorded in the Kennebec County Registry of Deeds in Book 1110, Page 243; thence in a general northerly direction a distance of fifty feet (50') more or less to a point; thence in a general northeasterly direction a distance of one hundred twelve and sixty-four hundredths feet (112.64') more or less to a point; thence in a general easterly direction and northeasterly direction in a line parallel to the existing northerly right-of-way line of the Armory Road (and parallel to and one hundred twenty feet (120') distance from the right-of-way line of the Armory Road prior to the taking by the Maine Department of Transportation) along the southerly line of premises presently owned by the Waterville Area Industrial Development Corporation to a point in the westerly corner of premises now or formerly owned by the City of Waterville; thence in a general southwesterly direction along the westerly line of premises owned by the City of Waterville to the right-of-way line of the Armory Road; thence in a general southwesterly and westerly direction along the right-of-way line of the Armory Road to the point of beginning.

Excepting and reserving, however, to the Waterville Area Industrial Development Corporation the two parcels of land reserved in a deed from Lewis J. Rosenthal to Waterville Area Industrial Development Corporation conveyed upon the express condition that they be used for public streets described in a deed recorded in the Kennebec County Registry of Deeds in Book 1110, Page 243.

Meaning and intending hereby to convey the premises acquired by the within Grantor by deed of Robert A. Rosenthal et al to be recorded in the Kennebec County Registry of Deeds. *P*

To have and to hold, the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said JETPORT MOTEL, INC., its successor/successors and assigns, to its and their use and behoof forever.

And the said Grantor Corporation does hereby covenant with the said Grantee, its successor/successors and assigns, that it is lawfully seized in fee of the premises; that they are free of all encumbrances: EXCEPT AS AFORESAID; that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors, shall and will Warrant and Defend the same to the said Grantee, its successor/successors and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said SERVICENTER, INC. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Robert A. Rosenthal, its President, thereunto duly authorized, this 7th day of December, in the year of our Lord one thousand nine hundred and eighty-nine.

Signed, Sealed and Delivered
in the presence of:

SERVICENTER, INC.

By

Robert A. Rosenthal
Robert A. Rosenthal, President

STATE OF MAINE
KENNEBEC, SS.

Dated: December 7, 1989

Then personally appeared the above named Robert A. Rosenthal, President of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity, and the free act and deed of said Corporation.

Before me,

Albert L. Brunick
Notary Public

Print Name: Albert L. Brunick
My Commission Expires: 12/18/96

RECEIVED KENNEBEC SS.

1989 DEC 22 AM 9:00

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ATTEST: Theresa B. Brown
REGISTER OF DEEDS

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